



Newsletter

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Property Manager

Pro Community Management Inc.
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Comments & Inquiries

info@thelandingsatweston.com

Board of Directors

Debra Boles	President
Scott Rassler	Vice President
Andrew Medina	Treasurer
Bruce Gamache	Secretary
Michael Bakalar	Director
Ron Jacobowitz	Director
Jaime Ovadia	Director

COMMITTEES:

Architectural Review

Debra Boles
Michael Bakalar
Scott Rassler

Landscaping/Facilities

Debra Boles
Ron Jacobowitz
Scott Rassler

Finance

Andrew Medina
Bruce Gamache
Rafael Soltero

Communications

Debra Boles
Bruce Gamache
Julia Gamache

Next Board Meeting

November 28, 2018
Tuesday @ 6:30 PM
Bonaventure Town Center Club
16690 Saddle Club Rd
Weston FL 33326

Homeowners' Forum

Join us at our Board meetings if you have ideas or issues to discuss.

Cannot attend a Board meeting but have a question?

Email your questions to us at info@thelandingsatweston.com

We will include selected questions in our next quarterly newsletter.

Community Headlines

- ❖ Photo Contest Winner
- ❖ 2018 Budget
- ❖ Community Service Volunteer Program
- ❖ Sidewalk & Street Repairs
- ❖ Annual Meeting
- ❖ Holiday Lights
- ❖ Damage to Gate Arms
- ❖ Home Sales



Photo Contest Winner

Congratulations to Barbara Abels for winning 1st place in the Summer Instagram Photo Contest, hosted by the Arts Council of Greater Weston.

This year's theme was "Perspectives". Local area artists submitted 99 entries, each an original piece in black and white or color with an interesting angle.

The judges were Jami Nix Rahn (Arts Council President), Lisa Botto Lee (award-winning fine artist), and Steve L. Romero (professional photographer).

Barbara's photo is titled "Home Court Weston" (see picture above).

The photo was taken of The Landings' basketball court at sunrise. Who knew the court could look so good?

Community Service Volunteer Program

The Association is starting a Community Service Volunteer Program for high school students looking to fulfill their not-for-profit service hour requirements.

Interested students will be involved with all aspects of the Association's business, including communications (quarterly newsletters and email blasts), Board meetings (agenda and minutes), community projects, and financial matters (planning, budgets and monthly reporting).

We will accept up to three volunteers willing to commit to a one year plan totaling approximately 100 hours.

Community Service hours will be approved by the President, Debra Boles.

If you are interested, please email us at info@thelandingsatweston.com.

Annual Meeting and Election of Directors

The Annual meeting of The Landings Maintenance Association Inc. was held on September 26, 2017 at 6:30 PM at the Bonaventure Town Center Club at 16690 Saddle Club Road, Weston, FL 33326.

The three Voting Members from the neighborhood committees elected seven Directors.

Each neighborhood (Egret, Mallard and Pelican) has at least two Directors on the Board.

See the current Board, Officers and Committee members listed on this page.

Debra Boles was elected by the Board members as President for the next year.

The Board has agreed that Board meetings will be continue to be scheduled every two months in 2018 (January, March, May, July, September and November).

Additional meetings will be held on an as needed basis.

Damage to Gate Arms

There have been a number of incidents recently where vehicles entering/exiting The Landings have damaged the gate arms (primarily due to tailgating and speeding).

Cameras capture each vehicle and license plate entering or leaving The Landings.

An immediate service repair call is required each time a gate arm is damaged.

The homeowner, guest or vendor is charged for the cost of the service call and any parts (gate arms or internal gate components) that must be replaced. Please note that these costs can exceed \$500.

In addition, a \$50 administration fee will be charged for any homeowner, guest or vendor who does not self-report the incident to the guard on duty in order pay for the time required to review the video.

2018 Budget

The Board has approved the 2018 Budget.

You should have recently received it by mail. It includes a detailed summary for each of the 3 funds (Operating Fund, General Replacement Fund and Street Replacement Fund).

In line with the Association's long term financial plan, quarterly homeowner assessments for 2018 will increase from \$555 to \$565 (1.80%).

	<u>2017</u>	<u>2018</u>
Operating	\$480	\$480
General Replacement	53	55
Street Replacement	<u>22</u>	<u>30</u>
	<u>\$555</u>	<u>\$565</u>

The entire 2018 increase is for current sidewalk repairs and future street replacement.

The average annual increase for the 9 year period 2009 - 2018 is 1.96%.

Sidewalk & Street Repairs

The 2017 street repair project (to repair tree root damage to the asphalt and valley gutters) that was originally scheduled to start in September has been rescheduled for Q1 2018 due to the hurricane cleanup.

In addition, the next phase of the sidewalk repair program is scheduled for Q1 2018. It includes repairs in selected areas in all three neighborhoods. The program is projected to include approximately \$50,000 of annual sidewalk repairs through 2022.

Holiday Lights

The holiday lights were installed several weeks ago at the entrance to The Landings by JM Holiday Lighting (last year's vendor). As soon as several loose palm fronds are removed, we will turn the lights on for the season.

Home Sales

Presented By Ruth Bettini
Broker Associate/Realtor
United Realty Group, Inc.
Cell: 954-260-6504
Email: ruthbettini@gmail.com

	<u>Price</u>	<u>Sq. Ft.</u>
Homes For Sale		
1 152 Dockside Circle	\$1,125,000	5,523
2 125 Dockside Circle	\$1,099,000	5,534
3 101 Dockside Circle	\$1,099,000	4,537
4 104 Dockside Circle	\$1,095,000	4,872
5 418 Mallard Lane	\$1,072,000	5,027
6 226 Egret Court	\$900,000	3,890
7 133 Dockside Terrace	\$899,000	4,995
8 313 Mallard Road	\$805,000	3,171
9 225 Landings Blvd.	\$797,000	3,970
10 270 Landings Blvd.	\$700,000	3,695
11 204 Landings Blvd.	\$619,000	3,066

Recent Home Sales

1 317 Mallard Road	\$1,170,000	5,801
2 100 Dockside Circle	\$1,075,000	5,597
3 112 Dockside Circle	\$1,025,000	5,393
4 253 Landings Blvd.	\$900,000	5,172
5 395 Mallard Road	\$650,000	3,499

Financial Report

	<u>Sept 2017 YTD (Unaudited)</u>	
	<u>Actual</u>	<u>Budget</u>
Operating Fund		
<u>Income</u>		
Assessments	\$349,556	\$349,556
Other	7,726	3,750
	<u>357,282</u>	<u>353,306</u>
<u>Expenses</u>		
Administrative	38,509	42,933
Gate Access	123,067	127,750
Landscaping	103,348	115,449
Maintenance	23,226	34,580
Utilities	18,590	19,350
Holiday	6,547	0
Transfer to Street Fund	25,000	0
Hurricane Cleanup	119,594	0
	<u>457,881</u>	<u>340,062</u>
Net Income	<u>(\$100,599)</u>	<u>\$13,244</u>

September 2017 YTD results do not include the special assessment for hurricane cleanup costs.

Reminders and Guidelines

Architectural Review Committee

Guidelines & Request Form

Please remember that you must receive architectural approval for any exterior changes PRIOR to doing the work.

Failure to do so may result in fines or the need to remove or change any improvements. Both of these options can prove costly.

Forms are available for download on the website. To submit the Architectural Request form, please email us at info@thelandingsatweston.com and info@procommunitymgmt.com.

If all the documents are complete, we will try to review and approve the requests within 2 weeks.

If anyone is interested in serving on the Architectural Review Committee, please email us at info@thelandingsatweston.com.

Park Usage & Reservations

The Park is available for homeowners to use for events, but you need to reserve it with the management company.

We will need the following:

- Park Reservation Application
- Release and Indemnification Agreement
- \$250 deposit at the time of reservation

Contact: Marianne Guarrera

Phone: (954) 349-1037

Email: info@procommunitymgmt.com

The forms are also available for download on the website.

Please remove all trash from the park and do not drive or park any vehicles on the grass.

Weekly & Bulk Trash Pickup

Weekly trash pickup is on Monday and Thursday.

Store trash bins and containers out of sight.

The 2018 bulk trash pickup dates are:

January 18th
 April 19th
 July 19th
 October 18th

Maintenance Fees

Quarterly fees are due on the 1st day of each quarter (January, April, July, October).

Avoid late fees and gate tag reactivation fees.

Payment must be received by the 15th of the month.

Gate tags are deactivated after 30 days if fees are not paid.

Important Phone Numbers

Property Management

Pro Community Management Inc.

Phone: (954) 349-1037

Address: 2645 Executive Park Drive
 Suite 111
 Weston, FL 33331

Property Manager: Larry Ellman
 Marianne Guarrera
info@procommunitymgmt.com

The Landings' Gate House (954) 349-0722

Lake Maintenance (954) 385-2600

Nuisance Alligator Hotline (866) 392-4286

City of Weston (954) 385-2000

Police/Rescue (Non-Emergency) (954) 764-HELP

Advanced Cable (954) 753-0100

All Service (Trash Services) (954) 583-1830

City of Sunrise (Water/ Sewer) (954) 746-3232

Florida Power and Light (954) 797-5000

Recycling Bins (954) 765-4202, Ext. 221

Beautiful Mailbox Company (800) 856-6983

Street Light Outages-

Call our Property Manager (954) 349-1037

Commercial Vehicle Delivery Hours

In order to maintain the safety and tranquility of the community, The Landings restricts contractor activity and deliveries primarily to daytime hours.

No commercial traffic (moving vans, vendors, service trucks) will be allowed in the community outside of these hours:

- ❖ WEEKDAYS 8 AM – 6 PM
- ❖ SATURDAYS 9 AM – 5 PM
- ❖ No Deliveries on Sundays or Holidays

Security Reminder

Please remember to lock your car doors at all times and remove all valuables whether you are parked inside or outside The Landings.

We have many visitors and workers in the neighborhood each day. Unlocked cars make easy targets.